

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 15, 2018
5:00 P.M.**

Chairman Washington called the meeting to order at 5:03 p.m.

ROLL CALL

Members Present: Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Ulysses Addison; Andy Allen; Donna Collins-Lewis; Jayme C. Ellender; Rowdy Gaudet; April Hawthorne and Todd L. Sterling

Staff Present: Frank Duke, Planning Director; Ryan Holcomb, Assistant Planning Director; Gilles Morin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager; Carrie Broussard, Long Range Planning Manager; Vance Baldwin, Site Plan & Plat Manager and Paolo Messina, Assistant Parish Attorney

Newly-appointed Commissioner Addison, introduced himself.

APPROVAL OF THE MINUTES

- 1. September 17, 2018**
- 2. October 1, 2018**

Motion to approve: Sterling, Collins-Lewis second
Motion carried, 9-0

RULES FOR CONDUCTING PUBLIC HEARINGS

Vice-Chairman Grout described the rules for conducting a public hearing.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL
None

CONSENT - ITEMS FOR DEFERRAL
9, 10, 22

CONSENT - ITEMS FOR APPROVAL
11, 12, 14, 15, 21, 23

Citizens requested that item 12, 15 and 21 be pulled from the consent agenda.

Motion to approve the consent agenda with the exception of Item 12, 15 and 21: Gaudet, Addison second
Motion carried, 9-0

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

Chairman Washington reordered the agenda to hear Item 19.

- 19. CUP-9-18 General Assembly of Baton Rouge (420 Staring Lane) (Deferred from September 17 by Councilmember Freiberg)** Proposed addition to a residential structure on an existing religious institution site located east of Staring Lane, south of High Point Road, and north of Kingcrest Parkway, on Lots 25 and 26, of the Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP (Council District 12 - Freiberg)

Mr. Duke acknowledged that the Board of Adjustment deferred action on this case until November 5, 2018. He recommended the Planning Commission defer action to give the Board of Adjustment an opportunity to act.

Motion to defer to the December 10 Planning Commission meeting: Washington, Collins-Lewis second

Motion carried, 9-0

Chairman Washington returned to the regular order of the agenda.

- 3. PA-14-18 FUTUREBR UPDATE** Amending FUTUREBR, the 20-year Comprehensive Land Use and Development Plan for the City of Baton Rouge and Parish of East Baton Rouge (Parishwide)

Ms. Broussard advised Commission Members that an updated version of FUTUREBR were at their seats. Ms. Broussard acknowledged that since the last meeting, that one change has been made to the Core Value of Sustainability, per the request of the Planning Commission.

Two citizens, John Daigle and Joe Territo, spoke in support.

One citizen, David Lindenfield, spoke in opposition.

Motion to approve: Grout, Allen second

Motion carried, 9-0

Mr. Duke advised that Items 4 and 5 could be taken together.

- 4. PA-13-18 15900-16000 UND and 15683 Old Scenic Highway (Deferred from September 17 by the Planning Director)** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located on the west side of Old Scenic Highway, to the north of Groom Road, on the Mary L. Evans Lot of the Gillie Clifton Crumholt III Property. Section 76, 78, and 84, T5S, R1W, GLD, EBRP, LA (Council District 1-Welch)
This is related to the next item

Mr. Duke acknowledged that staff had received a letter from the City of Zachary recommending that Items 4 and 5 be denied.

Michael Thommasie of Duplantis Design Group, on behalf of the applicant, spoke in support.

Motion to defer to the November 13 meeting: Gaudet

Mr. Duke noted that the subdivision plat could not be deferred without the consent of the applicant. Mr. Gaudet withdrew his motion.

Motion to approve: Addison, Grout second
Motion carried, 9-0

5. **S-9-18** **Miraval Subdivision (Phase I) (Deferred from September 17 by the Planning Director)** A proposed major subdivision of property located on the west side of Old Scenic Highway, to the north of Groom Road, on a portion of both the Mary L. Evans Lot of the Gillie Clifton Crumholt III Property. (Council District 1-Welch) ***This is related to the previous item and requires Planning Commission approval only***

Mr. Duke acknowledged that staff had received a letter from the City of Zachary recommending that Items 4 and 5 be denied.

Michael Thommasie of Duplantis Design Group, on behalf of the applicant, spoke in support.

Motion to defer to the November 13 meeting: Gaudet

Mr. Duke noted that the subdivision plat could not be deferred without the consent of the applicant. Mr. Gaudet withdrew his motion.

Motion to approve: Addison, Grout second
Motion carried, 9-0

6. **PA-15-18** **Health District Small Area Plan, Revision 1** To amend the Community Design and Neighborhoods Element of the Comprehensive Plan to revise the boundary of the Baton Rouge Health District (Council District 11-Watson)

The applicant, Suzy Sonnier Executive Director of The Baton Rouge Health District, spoke in support.

Motion to approve: Collins-Lewis, Sterling second
Motion carried, 9-0

7. **PA-16-18** **14210 Perkins Road** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use Arterial on property located on the south side of Perkins Road, to the west of Brookehollow Drive, on an

undesignated lot of the Alvie H Gardner Tract. Section 38, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe)

This case is related to the next item

Mr. Duke acknowledged that staff attended a neighborhood meeting on October 8th and since that meeting, staff had received seven messages of opposition, including a letter of opposition from the Pecue Place/Highland Road Homeowners Association. Staff also received a letter of opposition from The Greater Baton Rouge Area Association of Realtors.

Lakesa Bradford, on behalf of the applicant, spoke in support.

Three citizens, Joe Territo; Benjamin Blakeslee and Tom Walsh, spoke in opposition.

The applicant asked for a 60 day deferral.

Motion to defer to the December 10 meeting: Collins-Lewis, Sterling second

Substitute motion to defer to the January 22 meeting: Gaudet

Motion failed due to lack of a second.

Original motion carried, 9-0

- 8. Case 70-18 14210 Perkins Road** To rezone from Rural to Light Commercial (LC1) on property located on the south side of Perkins Road, to the west of Brookehollow Drive, on an undesignated lot of the Alvie H Gardner Tract. Section 38, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe)

This case is related to the previous item

Mr. Duke acknowledged that staff attended a neighborhood meeting on October 8th and since that meeting, staff had received seven messages of opposition, including a letter of opposition from the Pecue Place/Highland Road Homeowners Association. Staff also received a letter of opposition from The Greater Baton Rouge Area Association of Realtors.

Lakesa Bradford, on behalf of the applicant, spoke in support.

Three citizens, Joe Territo; Benjamin Blakeslee and Tom Walsh, spoke in opposition.

The applicant asked for a 60 day deferral.

Motion to defer to the December 10 meeting: Collins-Lewis, Sterling second

Substitute motion to defer to the January 22 meeting: Gaudet

Motion failed due to lack of a second.

Original motion carried, 9-0

9. **TA-7-18 Chapter 2, (Administration)** To establish Chapter 2, defining the authority of the Planning Commission, the Board of Adjustment, and the Historic Preservation Commission.

Deferred to December 10 by the Planning Director to allow Historic Preservation Commission action

Deferred to December 10 with the consent agenda

10. **TA-8-18 Chapter 3, (Processes)** To repeal Chapters 3, Administrative Mechanisms, and 19, Amendments, and replace them with Chapter 3, Processes, updating Planning Commission and Historic Preservation Commission processes into a single chapter and providing for common notice provisions.

Deferred to December 10 by the Planning Director to allow Historic Preservation Commission action

Deferred to December 10 with the consent agenda

11. **Case 63-18 19809 Old Scenic Highway** To rezone from Rural to Neighborhood Commercial (NC) on property located on the west side of Old Scenic Highway, south of Mount Pleasant-Zachary Road, on Lot UND 3, now or formerly called the John V Kirby Tract. Section 59, T5S, R1W, GLD, EBRP, LA (Council District 1-Welch)

Approved, 9-0, with the consent agenda

12. **Case 64-18 9237 Cal Road** To rezone from Single Family Residential (A1) to Urban Design One (UDD1) on property located on the north side of Cal Road, to the east of Bluebonnet Boulevard, on Lot 308, Inniswold Estates Subdivision. Section 58, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson)

The applicant, Scott Ritter, spoke in support.

One citizen, Tim Mercer, spoke in support.

Motion to approve: Grout, Allen second
Motion carried, 9-0

13. **Case 65-18 5623 North Foster Drive** To rezone from Single Family Residential (A2) to Neighborhood Commercial (NC) on property located on the west side of North Foster Drive, to the south of Greenwell Street, on Lot 16, Square C, Sunset Heights Subdivision. Section 39, T6S, R1E, GLD, EBRP, LA (Council District 5-Green)

Mr. Duke acknowledged that staff had received one message of opposition.

The applicant, Marcus Stallion, spoke in support.

One citizen, Sidney Brown III, spoke in opposition.

Motion to deny: Gaudet, Grout second
Motion carried, 9-0

- 14. Case 66-18 9702 Greenwell Springs Road** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the south side of Greenwell Springs Road, to the west Platt Drive, on a portion of Lot A-1, Henry W. A. Lee Tract. Section 35, T6S, R1E, GLD, EBRP, LA (Council District 6 – Collins-Lewis)

Approved, 9-0, with the consent agenda

- 15. Case 69-18 7467, 7523, 7525 Antioch Road** To rezone from Rural to Zero Lot Line Residential (A2.6) on the property located on the east side of Antioch Road, to the south of Woodlawn Acres Avenue, on Tract B, of the property now or formerly called Ronald Louis and Lois Cooper Goynes, and on Tract C, of the property now or formerly called Nina Cooper Bostwick. Section 3, T8S, R2E GLD, EBRP, LA (Council District 9 – Hudson)

Mr. Duke advised Commission Members that he had attended a community meeting with Councilmember Hudson on September 18, 2018.

Derrick Murphy, on behalf of the applicant, spoke in support.

Two citizens, Rickey Folse and Kathi Carter, spoke in opposition.

Motion to approve: Addison, Collins-Lewis second
Motion carried, 7-2 with Grout and Ellender voting no.

- 16. Case 71-18 943 Jennifer Jean Drive** To rezone from Transition (B1) to Neighborhood Commercial (NC) on the southwest quadrant of Jennifer Jean Drive and Ashley Avenue, to the east of Nicholson Drive on Lot 72, University South Subdivision. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12 – Freiberg)

Mr. Duke acknowledged that staff had received two messages of opposition.

Edward Hughes, on behalf of the applicant, spoke in support.

Two citizens, Shadi Khoury and Fouad Khoury, spoke in opposition.

Motion to approve: Addison, Grout second
Motion carried, 7-2 with Allen and Ellender voting no.

- 17. SPUD-1-18 The Cottages at University Villas** Proposed semi-detached single family residential development on property located northeast of Burbank Drive, southwest of Highland Road, and northwest of Staring Lane, on Tracts A-3-2-J-1-A, A-3-2-J-1-B, and A-3-2-J-1-C, of the Chatsworth Plantation Property. Section 5 and 76, T8S, R1E, GLD, EBRP (Council District 3-Loupe)

Mr. Duke acknowledged that staff had received five messages of opposition, including messages of opposition from the University Villas Homeowners Association, Sierra Club and The Federation of Greater Baton Rouge Civic Association.

The applicant, Mickey Robertson, spoke in support.

Four citizens, John Daigle; Lee Mendoza, Korey Ryder; and Frederick Wood, spoke in opposition.

Motion to approve: Allen, Grout second
Motion carried, 9-0

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

- 18. CUP-1-03 Catholic High School (855 Hearthstone Drive) (Deferred from August 20 for 60 days by the Planning Commission)** A proposed student union with a common area and additional parking located north of Claycut Road and west of South Acadian Thruway, on Lots 11-A-1-A-1, 15, 30-A, 31 and 32 of the Roseman Place Subdivision and an eastern portion the Catholic High School Tract. Section 81, T7S, R1E, GLD, EBRP (Council District 7-Cole)

Mr. Duke acknowledged that staff had received three messages of opposition and one message of support.

Alex Anderson, Scott Ritter and Gerald Toller, on behalf of the applicant, spoke in support.

Two citizens, Michael Johnson and Bilal Blaik, spoke in opposition.

Motion to approve: Sterling, Grout second
Motion carried, 9-0

- 20. S-8-18 Kenilworth Crossing Subdivision (Deferred from August 20 by the Planning Director and from September 17 by the Planning Commission)** A proposed residential subdivision of property located on the north side of South Kenilworth Parkway, to the west of Burbank Drive, on Tract X-2-B-2 of the Kenilworth Crossing Subdivision (Council District 3-Loupe)

Mr. Duke acknowledged that staff had received four messages of opposition including one from the Sierra Club and one from The Federation of Greater Baton Rouge Civic Association.

The applicant, Taylor Gravois, spoke in support.

One citizen, John Daigle, spoke in opposition.

Motion to approve: Addison, Collins-Lewis second
Motion carried, 8-1 with Ellender voting no.

- 21. S-10-18 Cheval Point (formerly S-4-11)** A proposed major subdivision with public streets located on the east side of River Road, to the south of Lake Beau Pre Boulevard, on Tract L-2-A-1 and a remaining portion of Tract N-1-A-3-B-1 of the Hope Estate. (Council District 3-Loupe)

The applicant, Chad Stevens, spoke in support.

One citizen, Phil Witter, spoke in support.

Motion to approve: Grout, Gaudet second
Motion carried, 9-0

- 22. SS-8-18 Henry Rivers Property** A proposed small subdivision with a private street on property located on the east side of Samuels Road and south of Flonacher Road, on a 9.211 Acre Tract of the Henry Rivers Property (Council District 1-Welch)

Deferred to November 13 by the Planning Director

Deferred to November 13 with the consent agenda

- 23. CUP-1-17 17954 South Spur Lane, New Light Baptist Church** A request for a six month extension on the validity of the conditional use.

Approved, 9-0, with the consent agenda

COMMUNICATIONS

DIRECTOR'S COMMENTS

Mr. Duke reminded commission members of the annual Ethics training that needs to be completed before the end of the year.

Mr. Duke advised commission members that at their seats were revisions of Chapter 17 and Appendix I that should be replaced in their UDC.

Mr. Duke also reminded commission members that the November Planning Commission meeting will be held on Tuesday, November 13th.

Mr. Duke acknowledged that the Planning Commission office will be closed on Monday, November 12th for the Veterans Day Holiday.

Mr. Duke also acknowledged that The Metropolitan Council directed the Planning Commission to draft regulations for Open Space requirements in residential developments. Mr. Duke acknowledged that he has assembled an Open Space Working Group, comprised of City-Parish staff and representatives from the development community and neighborhood organizations. The working group met on September 24th.

COMMISSIONERS' COMMENTS

Chairman Washington congratulated Gilles Morin, Planning Project Coordinator for being chosen as Employee of the Month.

Commissioner Hawthorne congratulated newly appointed Commissioner Addison on his appointment.

ADJOURN

Motion to adjourn: Gaudet, Grout second
Motion carried, 9-0

The meeting was adjourned at 8:09 p.m.